



**City of Greenville**

**Notice of Administrative Decision for Application # CU 16-131**

*This public notice is mailed to property owners within 300 feet of the subject property*

**Property Address:** 1700 E NORTH ST, SUITE D (TMS#: 019302-05-02000)

**Application:** Conditional Use Permit to establish an afterschool care service in a C-1, Neighborhood Commercial District

**Decision:** Approved with Conditions

**Conditions:**

- 1) The Conditional Use Permit is limited to the Applicant, LaToya Warren with Reaching Our Youth- Upstate, Inc, and is not transferrable.
- 2) Hours of operation shall be limited to the hours between 7 AM and 7 PM.
- 3) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed 3/01/16 the Applicant, LaToya Warren, requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit*; Section 19-4.1, *Table of Uses*; and Section 19-4.3.3, *Use Specific Standards*, of the Greenville City Code to operate an afterschool care service in a C-1, Neighborhood Commercial District. Notice was mailed to property owners within 300 feet of the subject property on March 8, 2016.

**Findings:**

- The use complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of Section 19-4.3, *Use Specific Standards*.
- The infrastructure capacity is adequate to serve the conditional use.
- The use complies with the standards for granting a special exception:

The use is consistent with the comprehensive plan. The Future Land Use Map of the City's comprehensive plan designates the area as "Mixed-Use Neighborhood," which may include small grocery stores, drug stores, service stations, neighborhood parks, day care centers, places of worship and schools.

The use is compatible with the character of surrounding lands. The property is located within a small, neighborhood commercial section of E North Street, with well-established neighborhoods on either side. There are several churches and a public elementary school in the immediate vicinity.

There are no adverse impacts associated with the design of the use.

**Appeal:**

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

**Conditional Use Permit:**

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

**General Information:**

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.



3/22/2016

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Nathalie Schmidt, AICP  
Development Planner

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Date



**CONDITIONAL USE PERMIT  
CITY OF GREENVILLE, SOUTH CAROLINA**

*A copy of this permit must be kept on premises at all times, available to City inspectors.  
For more information, contact the Planning and Development office at City Hall, 864.467.4476.*

This Conditional Use Permit (CU 16-131) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code, Sections 19-2.3.6, *Conditional Use Permit*, 19-4.1, *Table of Uses*, and 19-4.3.3, *Use Specific Standards*:

**PERSONAL SERVICE – AFTERSCHOOL CARE**

Property location: **1700 E NORTH ST SUITE D (TMS#: 019302-05-02000)**

**Conditions:**

- 1) The Conditional Use Permit is limited to the Applicant, LaToya Warren with Reaching Our Youth- Upstate, Inc, and is not transferrable.
- 2) Hours of operation shall be limited to the hours between 7 AM and 7 PM.
- 3) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

*Nathaniel Schmitt*

**ISSUED THIS 22th DAY OF March, 2016.**

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**PLANNING & DEVELOPMENT DIVISION**





city of  
greenville

Office Use Only:

Application# CW 16-131 Fees Paid \_\_\_\_\_

Date Received 3-1-2016 Accepted By \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE  
CITY OF GREENVILLE, SOUTH CAROLINA**

**APPLICANT / PERMITTEE\*:** LaToya Warren Reaching Our Youth - Upstate, Inc.  
*\*Operator of the proposed use; Name Title / Organization  
permit may be limited to this entity.*

**APPLICANT'S REPRESENTATIVE:** \_\_\_\_\_  
*(Optional) Name Title / Organization*

MAILING ADDRESS: 439 Hamilton Pkwy., Easley, SC 29642

PHONE: 864-640-0795 EMAIL: lwarren\_12@hotmail.com

**PROPERTY OWNER:** 1700 East North Street RC, LLC

MAILING ADDRESS: 309 E. Stone Avenue, Greenville, SC 29609

PHONE: 864. 242. 0656 EMAIL: hlynch@psbkcpas.com

**PROPERTY INFORMATION**

STREET ADDRESS: 1700 East North Street, Suite D&E, Greenville, SC 29607

TAX PARCEL #: 0193020502000 ACREAGE: 0.782 ZONING DESIGNATION: C-1

**REQUEST**

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance ([www.municode.com/library/](http://www.municode.com/library/))

**DESCRIPTION OF PROPOSED LAND USE:**

Afterschool Care

**INSTRUCTIONS**

1. The application and fee, made payable to the City of Greenville, must be submitted to the planning and development office during normal business hours.
2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the **Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor**.

4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

5. You must attach the required application fee: \$250.00

6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Justin J. Warren  
3/4/16

APPLICANT SIGNATURE

DATE

[Signature]

PROPERTY OWNER SIGNATURE

2-29-16

DATE

**Applicant Response To  
Section 19-2.3.6(D), Standards – Conditional Use Permit**

(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

## App Conditional Use

### **Request:**

*Refer to Article 19-4, Use Regulations, of the Land Management Ordinance ([www.municode.com/library/](http://www.municode.com/library/))*

#### DESCRIPTION OF PROPOSED LAND USE:

- *C - Conditional uses.* A "C" in a cell indicates that a use category is allowed conditionally in the respective district, subject to compliance with the use-specific regulations set forth in the final column of the table and administrative approval in accordance with the procedures of section 19-2.2, common procedures.

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

(a) The gross floor area shall not exceed 1,200 square feet.

- The floor plan has two suites that are combined by one entrance. The floor area for each suite is 1,160 square feet, which meets the standard of not exceeding 1,200 square feet.

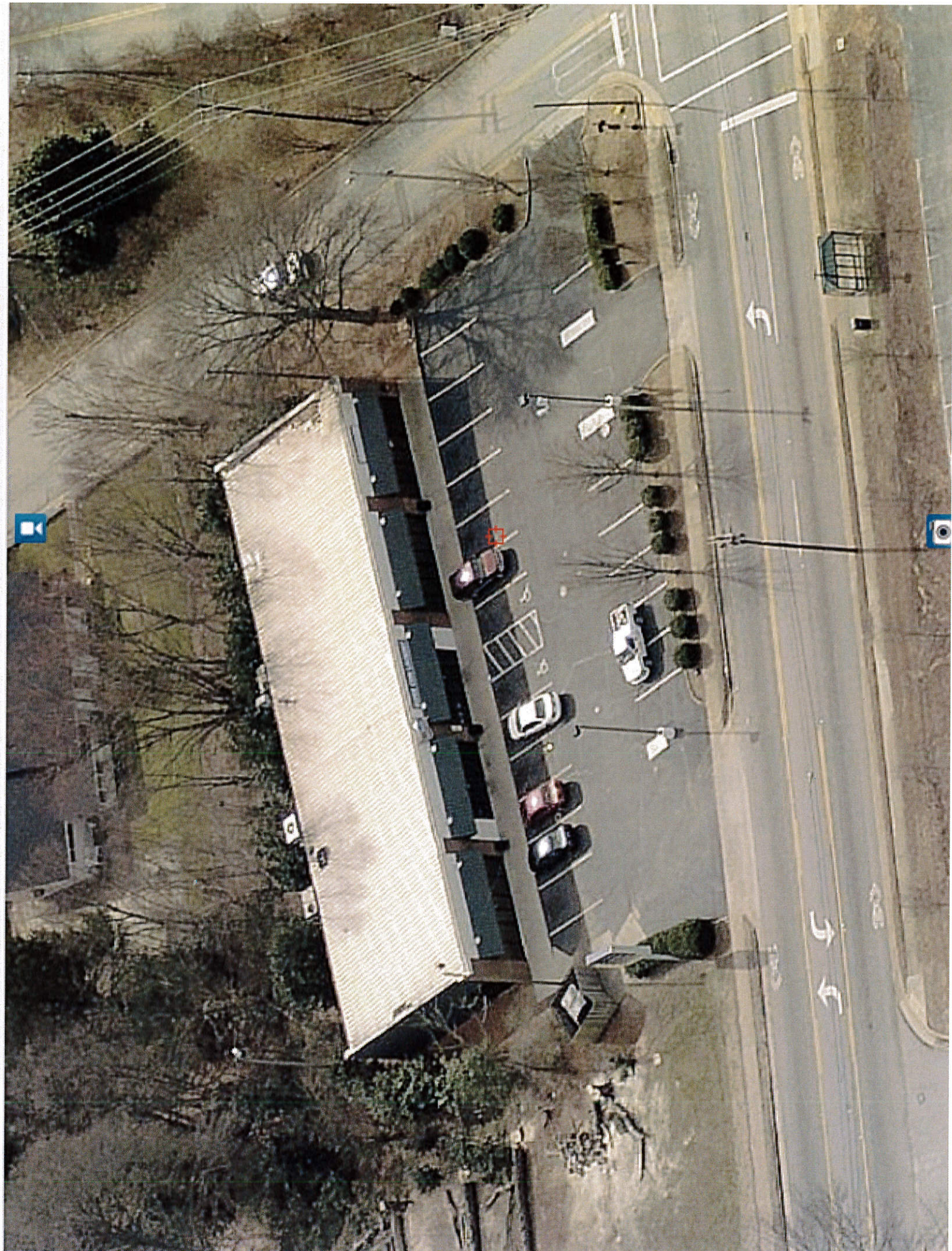
(b) Hours of operation shall be limited to the hours between 7:00 a.m. and 7:00 p.m.

- Our hours of operation will be 2:30 pm – 6:30 pm, which complies with not going past the hour of 7:00 pm.

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

- The infrastructure contains all of the necessary capabilities. The roads are far enough away from the entrance of the building so that no accidents will happen, there is a crossing guard located at the traffic light daily to assist with the children crossing the road and managing the vehicles in traffic and the police are present in the area because there is a school zone near the location.





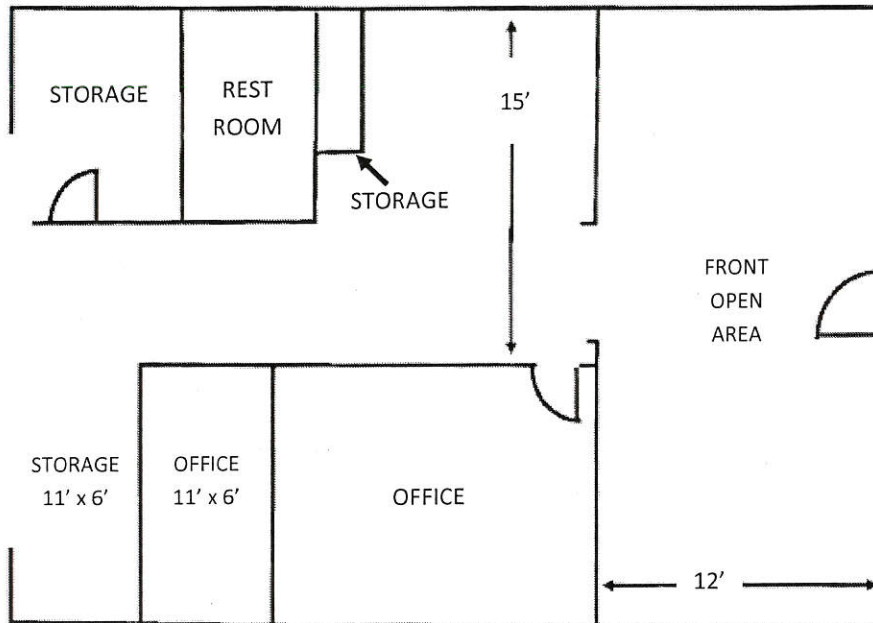




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## SUITE A



## SUITE D & E

